

MEMORANDUMDoc No.
5015

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
PHILIP ZEIGLER, PROJECT MANAGER

SUBJECT: ROSLINDALE, SOUTHWEST CORRIDOR PARCELS SWC 3A, 3B,
3C, AND 3D. CLIFFMONT STREET. TENTATIVE DESIGNATION
AND LICENSE AGREEMENT FOR REDEVELOPER.

SUMMARY: This memorandum requests that the Authority tentatively designate Urban Access, Inc. of 230 West Canton Street, Boston, MA as redeveloper of four parcels, SWC-3A, 3B, 3C, and 3D located at 73-85 Cliffmont Street, Roslindale. The parcels will be developed for four single-family homes, in conformance with the requirements of the Authority's Developer's Kit. It is also requested that the Authority grant permission for early site entry for the purpose of carrying out surveys and any site investigations which may be required.

BACKGROUND

On August 13, 1987, the Authority authorized the advertising of these parcels on Cliffmont Street in Roslindale for the development of new housing. These parcels were acquired by the Commonwealth in conjunction with original plans for the Southwest Corridor Transportation Project, and subsequently conveyed to the Authority for community development purposes.

SITE DESCRIPTION

Parcels SWC-3A, 3B, 3C, and 3D consist of a 24,290 square foot site situated at 73-85 Cliffmont Street in Roslindale in a predominately single-family neighborhood. The site is zoned for one and two-family detached dwellings and is subdivided into four individual parcels suitable for residential reuse.

PROPOSALS SUBMITTED

The solicitation requested development proposals which resulted in the creation of housing ownership opportunities for moderate-income residents of Boston who are first time homeowners and who qualify for MHFA mortgage financing.

A community participation process was established to review the draft Request for Proposals and participate in the development process.

Three proposals were submitted for the Parcels on December 11, 1987. On February 3, 1988, the Mayor's Office of Neighborhood Services and the Authority sponsored a community meeting in Roslindale at which time the developers presented their proposals for review and comment. The proposal submitted by Urban Access, Inc. received unanimous support.

RECOMMENDATION

Following BRA staff review and recommendations from Roslindale residents and abutters to the BRA-owned property on Cliffmont Street, the proposal presented by Urban Access, Inc., Daniel L. Ocasio AIA, President and Victor A. Jorrin, Vice President is recommended for tentative designation.

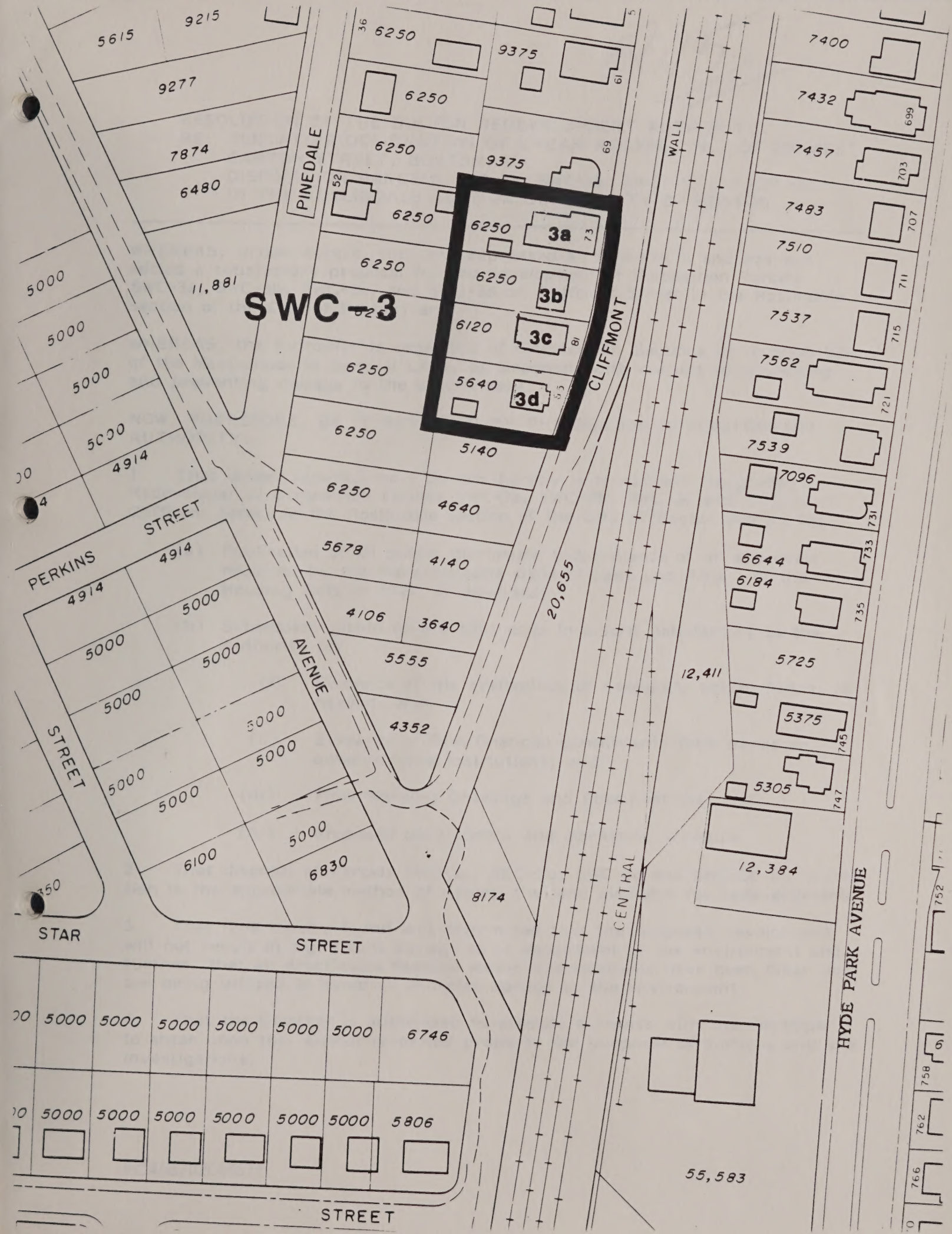
Urban Access, Inc. proposes to construct four single family three bedroom homes on the Cliffmont Street site; at an average sales price of \$130,000; two at an estimated market rate of \$159,000, and two within the Authority's Affordability guidelines of from \$80,000 to \$95,000.

A letter from the Boston Bank of Commerce expressing interest in financing the proposal is attached.

Attached also are letters of support from Councillor Menino, neighborhood residents, and Ms. Rita Mandosa, daughter of abutters Frank and Helen Mandosa.

The development of this parcel by Urban Access, Inc. will bring new home-ownership opportunities and affordable housing in this neighborhood of Roslindale. It is therefore recommended that the Authority tentatively designate Urban Access, Inc. as redeveloper of Parcels SWC-3A, 3B, 3C and 3D for the purposes of developing four single family homes in the Roslindale section of the City of Boston.

An appropriate resolution is attached.



5015

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF URBAN ACCESS, INC. OF 230 WEST
CANTON STREET, BOSTON, MA
DISPOSITION PARCELS SWC-3a, SWC-3b, SWC-3c, and SWC-3d
IN THE ROSLINDALE SECTION OF THE CITY OF BOSTON

WHEREAS, Urban Access, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels SWC-3a, SWC-3b, SWC-3c, and SWC-3d on Cliffmont Street in the Roslindale section of the City of Boston; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Urban Access, Inc., be and hereby is tentatively designated as Redeveloper of Disposition Parcels SWC-3a, SWC-3b, SWC-3c and SWC-3d on Cliffmont Street in the Roslindale section of the City of Boston subject to:

- (a) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (b) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and marketing schedule.

2. That disposal of Parcels SWC-3a, SWC-3b, SWC-3c and SWC-3d by negotiation is the appropriate method of making the land available for redevelopment.

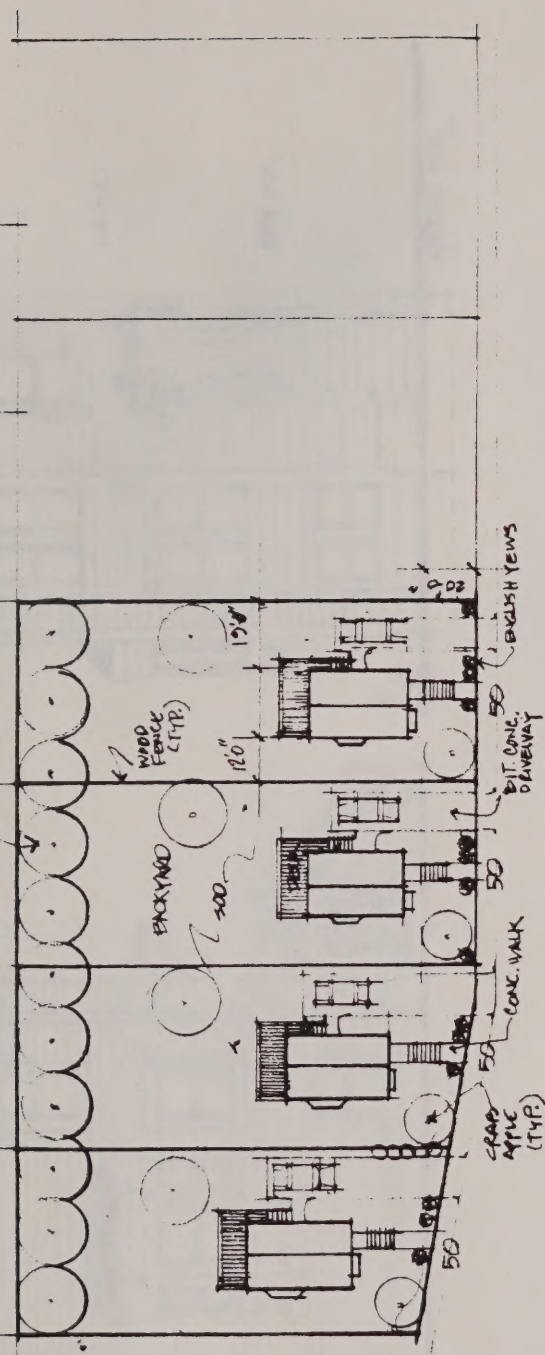
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Director is authorized to execute a license with the developer to enter upon this Authority-owned property for purposes of surveys and site investigations.

5. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

EVERGREEN
ENTER PLANTING



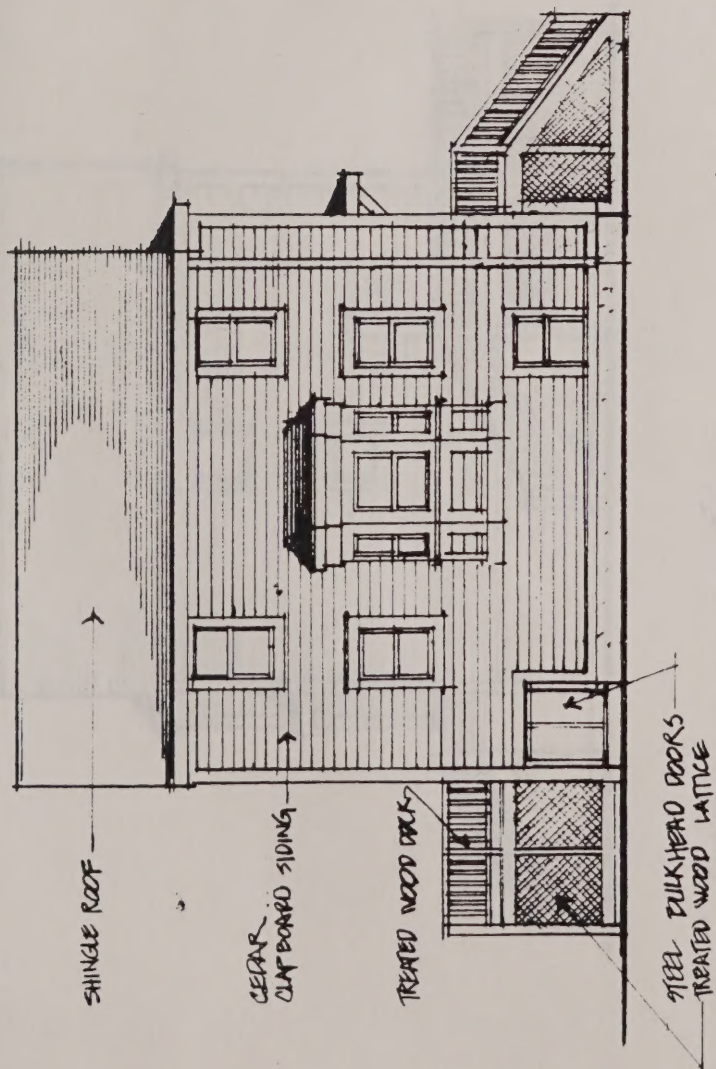
CLIFFMONT STREET

4 SINGLE FAMILY UNITS
@ 1512 #
1 PARKING SPACE PER UNIT

SITE PLAN

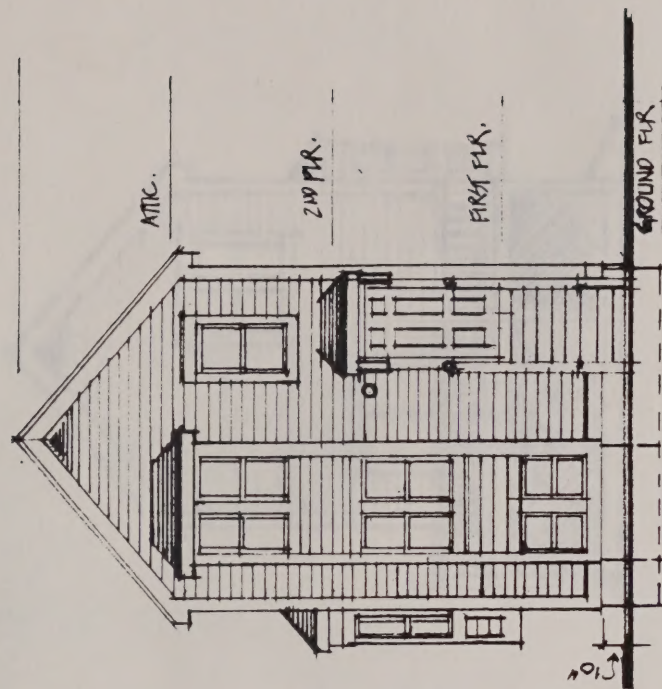
SCALE: 1/4" = 1'-0"





SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



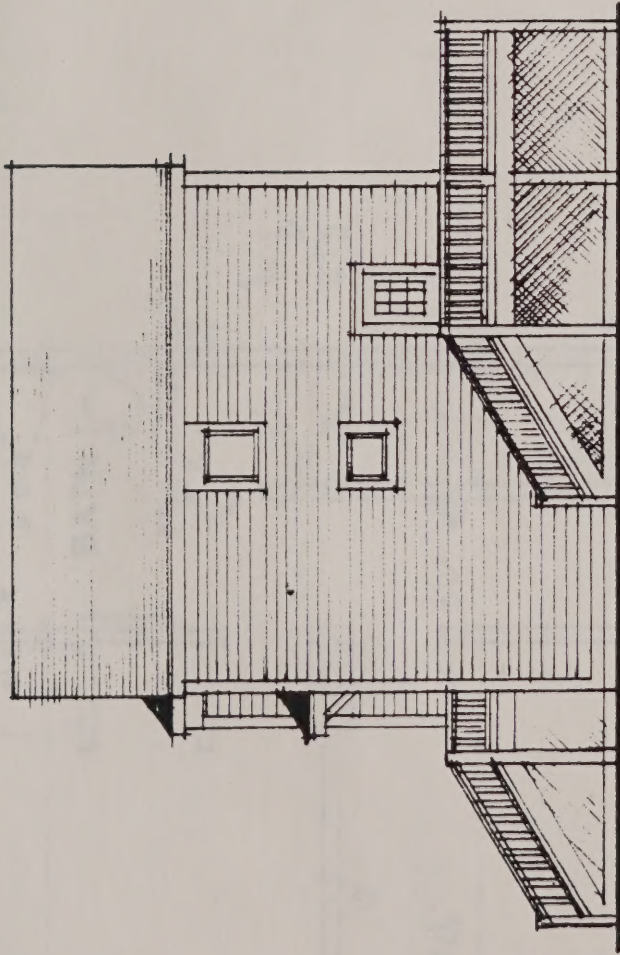
FRONT ELEVATION

ATTIC.

2ND FLR.

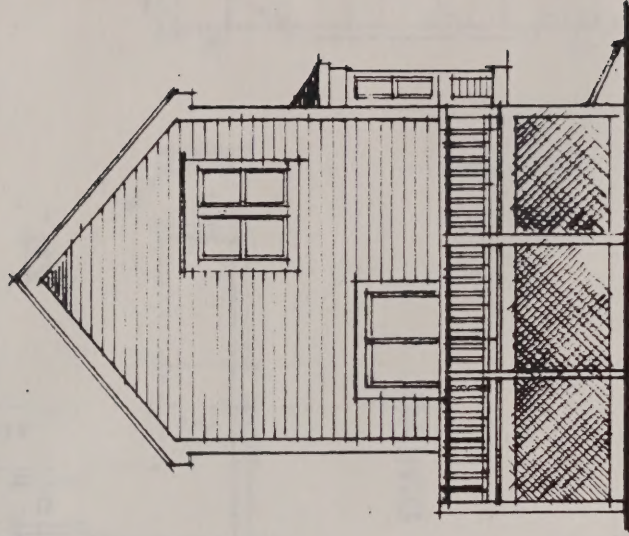
FIRST FLR.

GROUND FLR.

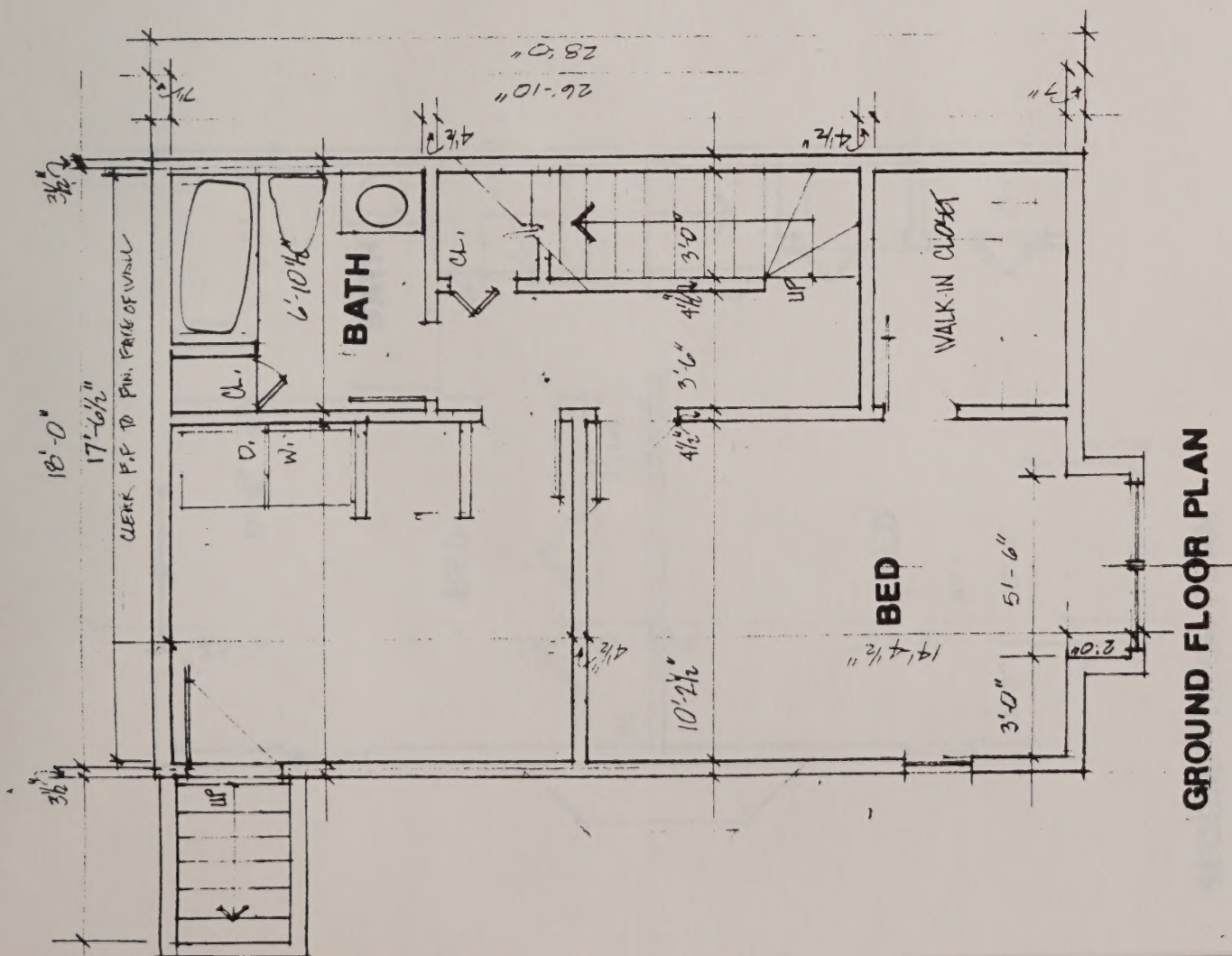
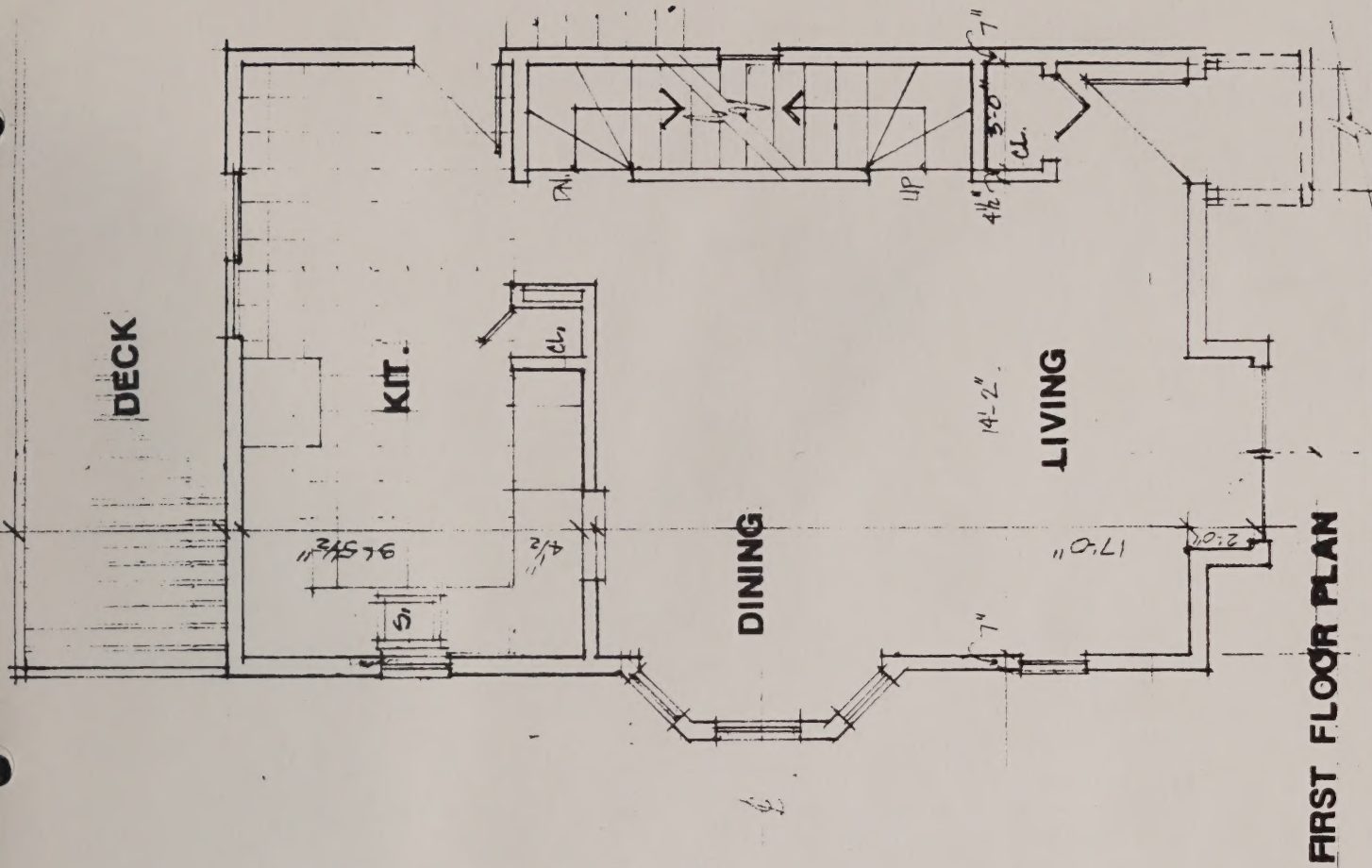


NORTH ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$



REAR ELEVATION





Chicago City Council
RECEIVED
OFFICE OF THE CLERK
CITY OF CHICAGO

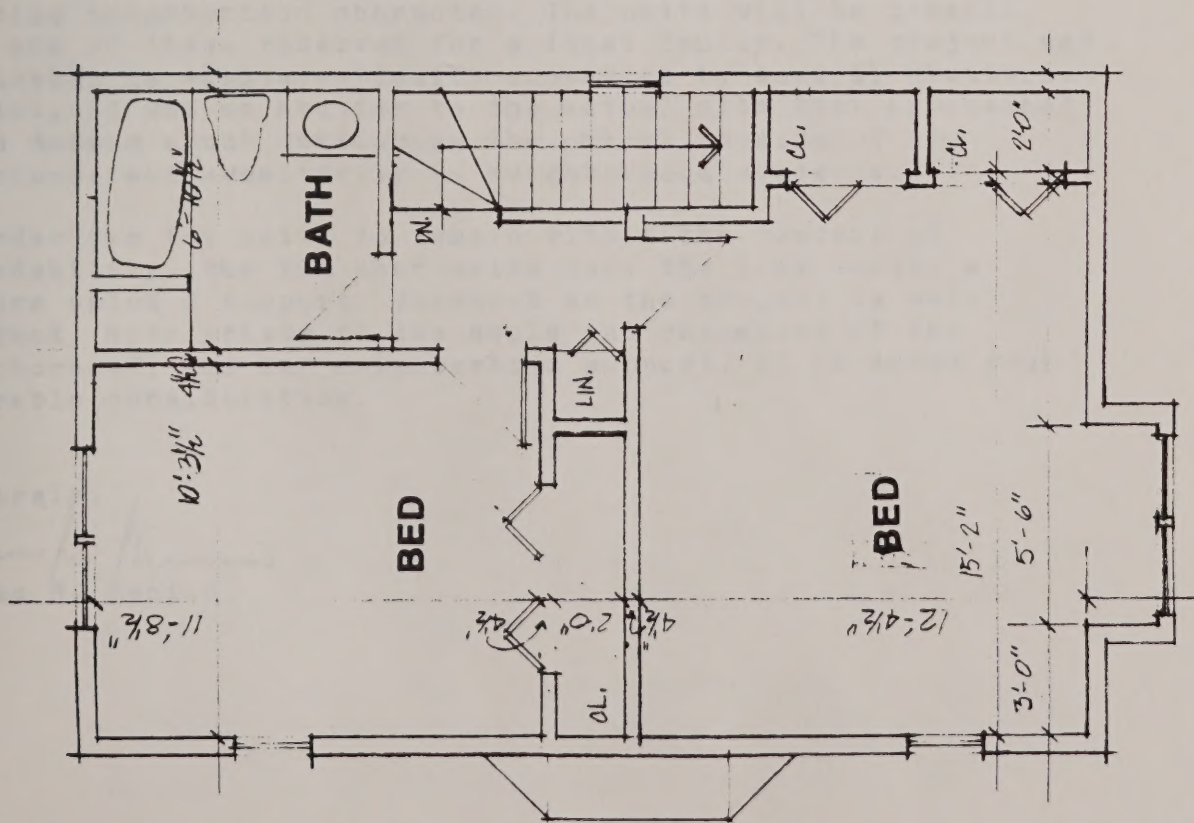
December 14, 1954

Mr. Stephen Lurie, Director
Public Works Department
Chicago City Hall
Room 512
Chicago, Ill. 60601

Dear Mr. Lurie:

Enclosed are two sets of plans for a proposed addition to the existing building at 1111 North Dearborn Street, Chicago, Ill. 60610. The plans show the addition of 11,111 sq. ft. to the existing building.

In addition to the existing building, there are also plans for a proposed addition of 11,111 sq. ft. to the existing building. The plans show the addition of 11,111 sq. ft. to the existing building.



SECOND FLOOR PLAN

Boston, City or City Council

*

Boston City Council

NEW CITY HALL
ONE CITY HALL SQUARE
BOSTON, MASSACHUSETTS 02201

RECEIVED
DEC 21 1987

COMMITTEES:

NEIGHBORHOOD & CITY SERVICES
(Chairman)
SPECIAL COMMITTEE ON HOMELESS



THOMAS M. MENINO
DISTRICT 5
725-3510

December 14, 1987

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, MA 02201

Dear Mr. Coyle:

Urban Access of Boston has submitted a proposal to develop four units of affordable housing in Roslindale on the Southwest Corridor. The parcels are SWC-3a, 3b, 3c, and 3d.

In addition to affordability, there are several factors that make this proposal unique and desirable. The housing will consist of four single family homes that will reflect that existing neighborhood character. The units will be presold, with one of these reserved for a local family. The project and the design is enthusiastically supported by several abutters. In fact, it was an abutter to the actual site that approached Urban Access about developing the parcel because of its experience and sensitivity in neighborhood concerns.

In order for the units to remain within the context of affordability, the BRA must write down the land costs, a measure which I support. Inasmuch as the project is well designed, appropriate to the scale and character of the neighborhood, and has neighborhood support, it deserves your favorable consideration.

Sincerely,

Thomas M. Menino
Thomas M. Menino

871218-005

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: RITA SABINA MANDOSA,
DAUGHTER OF PRIMARY ABUTTER
FRANK AND HELEN MANDOSA
69 CLIFFMONT STREET
ROSLINDALE, MASS.
RE: CLIFFMONT STREET, ROSLINDALE

STATEMENT IN SUPPORT OF URBAN ACCESS'S BID AND PROPOSAL

I am writing to express my enthusiastic support of the bid and development plan put forth by Dan O'Casio and Victor Jorin of Urban Access.

As the daughter of the primary abutters, Frank and Helen Mandosa, I have made efforts over 2 years to have the land released with the hope of building an affordable home. My struggle dates back to August 1985 when I first applied to Linda Whitlock, Director of the Office of Real Property, to purchase the land. At that time I was told of the BRA's involvement and restricted ownership of the property. This led to my appeals to, and meetings with, Dwight Miller (and Christina Ostmann) of the BRA. I have written scores of letters and made numerous appeals, most recently to David Williams of the Public Facilities Department. So you see the release of the land now represents a special victory for me and the culmination of years of efforts. Home ownership has eluded me up to this point in my adult life because although I work as a federal government attorney for the VA, I am a single parent of two daughters who simply can not afford to pay the market rates on the salary of a public servant.

I was born and raised in Boston, and attended schools here on up through college and law school. I taught mathematics in the Boston Public Schools for 12 years before becoming a lawyer, and currently work in Boston at the JFK building. Coming from a large family my parents' home on Cliffmont Street remains the pulse beat, and central home, for us all. Having a home on that street would also allow me to provide for my elderly parents who may be in need of assistance in the years ahead.

I believe that the design for the site presented by Urban Access is ideal: It preserves the single family aspect of the neighborhood with a style that is architecturally consistent with the surrounding houses. It does not overcrowd or clutter the street but provides for individual yards and space for the beautification by gardening. This plan would make that end of the street stunningly beautiful and be a welcome relief from the multiple group homes of the recently built "Cliffmont Estate" townhouses. Also at least one half of the homes under this plan would be priced below market rate, thereby providing home ownership opportunities to those who otherwise would be cut out from the market by economic disadvantage (either by income level or single parent status etc.)

In evaluating the various proposals I urge the BRA to be guided by not simply design but fairness. Homes should be for first time buyers and should provide home ownership opportunity to people who are preferably somehow connected to the

neighborhood. The homes should be sold individually and used solely for housing, much needed housing, and not profit. I understand that one local resident wants to buy/build a two family home, buy both and rent one out. The land should not be used for business ventures like this, but for home ownership opportunity to those needing.

I believe that Urban Access has the superior plan, which deserves acceptance. Furthermore, based on my discussions with the developers it is my understanding that within this plan there exists an ability, and willingness, to accomodate and resolve any competing interests that may exist: My intent is to pre-purchase one of the units for myself. This option is also open to other interested abutters.

Thank you for your careful review and favorable vote. If you would like to discuss this further you may telephone me in the JFK Building at 565-2646.

Yours Truly,

Rita John Mander
December 8, 1987

LETTER OF PRECONSTRUCTION PURCHASE COMMITMENT BY ABUTTER

A letter of preconstruction purchase commitment from an abutter to the site follows.

Urban Access is aware that another abutter is proposing the development of one of the four parcels at 73-85 Cliffmont St. in Roslindale. If this individual receives designation for development, Urban Access would welcome partial designation, and would be prepared to work with this individual to achieve a mutually agreeable and compatible design solution for the parcels, if necessary.



From the Office of:

OFFER TO PURCHASE REAL ESTATE

Urban Access, Inc.
(Seller and Spouse)

Member Greater Boston Real Estate Board

The property herein referred to is identified as follows: Unit 1512, 69 Cliffmont Street, 75 - 85
Roslindale, MA 02131
1512 square feet

I hereby offer to buy said property, which has been offered to me by Urban Access
as your Broker, under the following terms and conditions:

1. I will pay therefore \$ 130,000.00* (see Rider) of which
(a) \$ 100.00 is paid herewith as a deposit to bind this Offer.
(b) \$ 10% is to be paid as an additional deposit upon the execution of the Purchase and Sale Agreement provided for below.
(c) \$ Balance is to be paid at the time of delivery of the Deed in cash, or by certified, cashier's, treasurer's or bank check.
(d) \$ _____
(e) \$ _____ Total Purchase Price
2. This Offer is good until _____ A.M./P.M. on _____ 19____, at or before which time a copy hereof shall be signed by you, the Seller and your (husband) (wife), signifying acceptance of this Offer, and returned to me forthwith; otherwise this Offer shall be considered as rejected and the money deposited herewith shall be returned to me forthwith.
3. This Offer shall, if not accepted by the Seller, be void. If accepted, the Seller shall, within a reasonable time, execute and deliver to the Buyer a deed of conveyance, together with a copy of the deed, and a copy of the deed shall be delivered to the Buyer. The deed shall be subject to the approval of the Greater Boston Real Estate Board, and the deed shall be subject to the approval of the Greater Boston Real Estate Board, and the deed shall be subject to the approval of the Greater Boston Real Estate Board.
4. The Seller shall, within a reasonable time, execute and deliver to the Buyer a deed of conveyance, together with a copy of the deed, and a copy of the deed shall be delivered to the Buyer. The deed shall be subject to the approval of the Greater Boston Real Estate Board, and the deed shall be subject to the approval of the Greater Boston Real Estate Board, and the deed shall be subject to the approval of the Greater Boston Real Estate Board.
5. The Seller shall, within a reasonable time, execute and deliver to the Buyer a deed of conveyance, together with a copy of the deed, and a copy of the deed shall be delivered to the Buyer. The deed shall be subject to the approval of the Greater Boston Real Estate Board, and the deed shall be subject to the approval of the Greater Boston Real Estate Board, and the deed shall be subject to the approval of the Greater Boston Real Estate Board.
6. The Seller shall, within a reasonable time, execute and deliver to the Buyer a deed of conveyance, together with a copy of the deed, and a copy of the deed shall be delivered to the Buyer. The deed shall be subject to the approval of the Greater Boston Real Estate Board, and the deed shall be subject to the approval of the Greater Boston Real Estate Board, and the deed shall be subject to the approval of the Greater Boston Real Estate Board.
7. The Seller shall, within a reasonable time, execute and deliver to the Buyer a deed of conveyance, together with a copy of the deed, and a copy of the deed shall be delivered to the Buyer. The deed shall be subject to the approval of the Greater Boston Real Estate Board, and the deed shall be subject to the approval of the Greater Boston Real Estate Board, and the deed shall be subject to the approval of the Greater Boston Real Estate Board.
- * or a price of \$10.00 per square foot above the total development cost per square foot, costs to be determined by the Seller, whichever is greater.

NOTICE: This is a legal document that creates certain binding obligations. If not understood, consult an attorney.

WITNESS my hand and seal.

SIGNED Rita S. Mandosa
Buyer Rita S. Mandosa
(duyety of F.H. Mandosa), 69 Cliffmont St, Roslindale
ADDRESS 565-2646 PHONE NO. 565-2646

This Offer is hereby accepted upon the foregoing terms and conditions and the receipt of the deposit of \$ _____ is hereby acknowledged at _____ A.M./P.M. on _____ 19____.

WITNESS my (our) hand(s) and seal(s).

Seller (or spouse) _____ Seller _____

RECEIPT FOR DEPOSIT

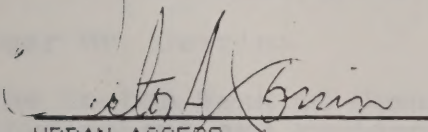
_____ 19____

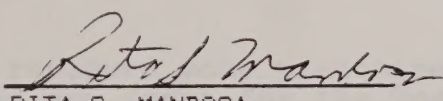
Received from _____ the sum of \$ _____ as deposit under the terms and conditions of above Offer. Buyer _____

Broker _____

RIDER TO OFFER TO PURCHASE REAL
ESTATE AGREEMENT

The parties to this agreement Urban Access and Rita S. Mandosa, agree that the \$130,000.00 figure represents the average cost of each of the 3 or 4 units and does not represent the cost of the unit Ms. Mandosa is interested in purchasing. The actual price of the unit Ms. Mandosa is offering to purchase is in the "affordable" housing category of from approximately \$80,000.00 - \$95,000.00.


URBAN ACCESS


RITA S. MANDOSA

Dec 11, 1987

THE BOSTON BANK OF COMMERCE

110 TREMONT STREET • BOSTON, MASSACHUSETTS 02109-1184

(617) 423-1010

December 9, 1987

Victor A Jorrin, Vice President
Urban Access
230 West Canton Street
Boston, Ma. 02116

Re: Roslindale Project

Dear Mr. Jorrin:

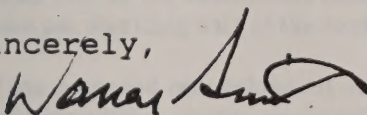
The Boston Bank of Commerce has reviewed your preliminary development and residential sales pro forma for the Roslindale Project. Based on the documents submitted, we feel that this a project that the bank would like to finance.

In reviewing your development pro forma, the construction estimate and other development cost seem reasonable for the four units. Based on the selling price (\$125,483) of each unit, the project seems financially feasible.

The Boston Bank of Commerce supports the efforts of developers who are developing affordable housing in our communities and we believe that with 50% of the units allocated for moderate income, this is a project the bank would like to fund. If your bid is successful, we can immediately complete the loan application and begin the loan approval process.

Again, the Boston Bank of Commerce is very much interested in providing financing for your Roslindale project and wish you success.

Sincerely,


Warren E. Smith
Executive Vice President

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE ¹

(Redevelopment or rehabilitation for any use by an individual or two persons as joint owners when the reuse value is under \$30,000)

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Urban Access Inc.
- b. Address and ZIP Code of Redeveloper: 230 West Canton St.
Boston, MA 02116
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

Southwest Corridor Disposition Parcels (SWC-3a, 3-b, 3-c, 3-d)
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows:²

73-85 Cliffmont Street, Roslindale

SWC-3a

SWC-3b

SWC-3c

SWC-3d

3. State the reuse value \$ _____.

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

a. Total cost of the residential redevelopment.	\$	461,844
b. Cost per dwelling unit of the residential redevelopment.	\$	127,007
c. Total cost of the residential rehabilitation	\$	
d. Cost per dwelling unit of the residential rehabilitation	\$	

2. a. If the proposed redevelopment or rehabilitation is for more than one dwelling unit, state the Redeveloper's estimate of the monthly rental (if to be rented) or average sale price (if to be sold) of the dwelling units involved:

<u>TYPE AND SIZE OF DWELLING UNIT</u>		<u>ESTIMATED MONTHLY RENTAL</u>	<u>ESTIMATED SALE PRICE</u>
		\$	\$
2) Lo.Mod/Hi.Mod	3-bdrm: 1512 sq.ft.	N/A	95,001
2) Market rate	3-bdrm: 1512 sq.ft.	N/A	159,013

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers of street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

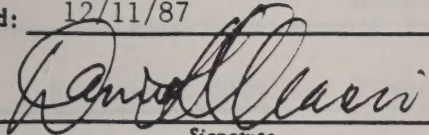
c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: refrigerator, stove, heating system

CERTIFICATION

I (We) ¹ Urban Access Inc.

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 12/11/87



Signature

President

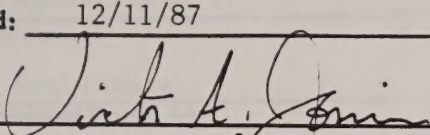
Title

Urban Access Inc

Address and ZIP Code

230 West Canton St.
Boston, MA 02116

Dated: 12/11/87



Signature

Vice President

Title

Urban Access Inc.

Address and ZIP Code

230 West Canton St.
Boston, MA 02116

¹ If the Redeveloper consists of two or more persons jointly (including tenants by the entirety), this statement must be signed by each of them.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement, or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(Redevelopment or rehabilitation for any use by an individual or two persons as joint owners when the reuse value is under \$30,000)

(For confidential official use of the Local Public Agency and the Department of Housing and Urban Development.
Do Not Transmit to HUD Unless Requested.)

1. a. Name of Redeveloper: Urban Access Inc.

b. Address and ZIP Code of Redeveloper: 230 West Canton St.
Boston, MA 02116

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Southwest Corridor Disposition Parcels, Roslindale

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts

is described as follows:

73-85 Cliffmont Street, Roslindale

Parcels SWC-3a

SWC-3b

SWC-3c

SWC-3d

3. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Construction loan from Boston Bank of Commerce. Preconstruction purchase commitments by abutters (See attached letter of commitment)

4. Sources and amount of cash available to the Redeveloper to meet equity requirements of the proposed undertaking, and creditors of the Redeveloper:

a. In banks:

NAME, ADDRESS AND ZIP CODE OF BANK

AMOUNT

Boston Bank of Commerce
110 Tremont St., Boston, MA 02108

\$ 461,844

b. By loans from other:

NAME, ADDRESS AND ZIP CODE OF SOURCE

AMOUNT

N/A

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

N/A

\$

\$

d. List of creditors to whom \$100 or more is owed

NONE

AMOUNT OWED

\$

5. Names, addresses and ZIP Codes of bank references.

Mr. Warren Smith, EVP and COO
Boston Bank of Commerce
110 Tremont St., Boston, MA 02108

Urban Access checking acct:

John Marston, EVP
Boston Trade Bank
10 Post Office Square
Boston, MA 02109

6. Has the Redeveloper been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?

If Yes, give date, place, and under what name.

☐ YES

☒ NO

7. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency, who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES

☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES

☒ NO

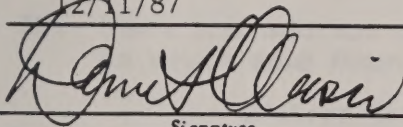
If Yes, explain.

CERTIFICATION

I (We) Urban Access Inc

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 12/11/87



Signature

Daniel L. Ocasio, President

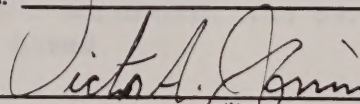
Title

Urban Access Inc.

230 W. Canton St., Boston, MA 02116

Address and ZIP Code

Dated: 12/11/87



Signature

Victor A. Jorin, Vice President

Title

Urban Access Inc.

230 W. Canton St., Boston, Ma 02116

Address and ZIP Code

¹ If the Redeveloper consists of two or more persons jointly (including tenants by the entirety), this statement must be signed by each of them.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement, or entry in a matter within the jurisdiction of any Department of the United States.

- Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.

If yes, explain: _____

- NOTE:** Attach to this statement a financial statement **FOR EACH GENERAL PARTNER** showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

- Boston, MA 02109

- Construction loan from Boston Bank of Commerce for total cost of construction. Also preconstruction purchase commitments by abutters of parcels (enclosed)

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

a. In banks:

<u>Name, address, and zip code of bank</u>	<u>Amount</u>
Boston Bank of Commerce	\$ 10,000 up front
110 Tremont St.	(2% of total construction cost) and
Boston, Ma 02108	balance to follow

b. By loans from affiliated or associated corporations of firms:

<u>Name, address and zip code of source</u>	<u>Amount</u>
N/A	\$ _____

c. By sale of readily salable asset

<u>Description</u>	<u>Market Value</u>	<u>Mortgage or Liens</u>
N/A	\$ _____	\$ _____

6. Name and addresses of bank references:

Boston Bank of Commerce (for loan)	Boston Trade Bank (checking acct)
110 Tremont St.	10 Post Office Square
Boston, MA 02108	Boston, MA 02109

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

Yes: _____ No: X

If yes, give the date, place and under what name.

- 8a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

see enclosed Resume of the Firm for Urban Access

- 8b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

see enclosed Resumes of the Firm for Urban Access,
with resumes of its principals

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

N/A

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract: N/A

Yes: _____ No: _____

If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ N/A

General description of such work:

- d. Construction contractors or developments now being performed by such contractor or builder: N/A

Identification of
Contract or Development
and Location

Amount

Date to be
Completed

\$

- e. Outstanding construction contract bids of such contractor or bidder: N/A

Awarding Agency

Amount

Date Opened

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3) are attached hereto and hereby made a part hereof as follows:

See attached Letter of Interest from Financial Institution

(Boston Bank of Commerce) and Letter of Preconstruction

Purchase Commitment by abutter to parcels

12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.

N/A

13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

230 West Canton St.

Boston, MA 02116

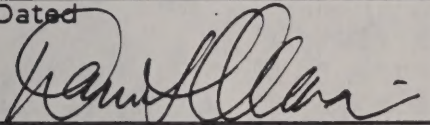
(Residence of Daniel Ocasio and rented office space of Urban Access)

CERTIFICATION

I/We, Urban Access Inc., certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developers qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

12/11/87

Dated



Signature

Daniel L. Ocasio, AIA
President, Urban Access Inc

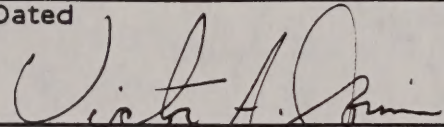
Address and Zip Code

230 West Canton St.

Boston, Ma 02116

12/11/87

Dated



Signature

Victor A. Jorring
Vice President, Urban Access Inc.

Address and Zip Code

230 West Canton St.

Boston, MA 02116

